



**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Letting Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Letting Agents Bolton do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells Letting Agents Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate LTD

## TONGE MOOR ROAD, TONGE MOOR, BOLTON BL2 3BN



- Well presented two bedroom
- Vestibule/lounge/dining kitchen
- Landing/2 bedrooms/family bathroom
- UPVC double glazed/ G C heated
- Close to excellent amenities
- Depoist of £805
- Council Tax Band A
- Available now



## Monthly Rental Of £700

### BOLTON

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: bolton@cardwells.co.uk

### BURY

14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: bury@cardwells.co.uk

### LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell, & R.W. Thompson.





Cardwells Letting Agents Bolton offer to the rental market this two bed mid terraced property available now for a minimum 12 month term on Tong Moor Road. Situated a short walk away from Hall I th wood train station, and in close proximity to excellent bus routes and transport links to Bolton, Bury and beyond, local amenities, nurseries and highly regarded local schools. Warmed by gas central heating and Upvc double glazed, the property in brief comprises: Upvc entrance door, vestibule, lounge, dining kitchen, landing, two bedrooms, and a three piece family bathroom suite. To the outside is a small front garden behind a low brick wall and there is an enclosed rear yard with a storage shed. Viewings are welcomed, seven days a week by ringing Cardwells Letting Agents Bolton on 01204 381281 or via email at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk). Please watch the online walk through video prior to booking your personal inspection.

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Vestibule** 3' 0" x 3' 0" (0.91m x 0.91m) Timber entrance door.

**Lounge** 14' 3" x 12' 5" (4.34m x 3.78m) UPVC double glazed window, wall mounted radiator, timber door giving access to.

**Dining Kitchen** 12' 10" x 12' 5" (3.91m x 3.78m) Professionally fitted kitchen comprising stainless steel sink unit, base and wall units, worktops, oven, four ring electric hob with extractor above, wall mounted gas combination boiler, wall mounted radiator, UPVC door giving access to the rear yard, spindled staircase to the landing.

**Landing** 5' 5" x 5' 3" (1.65m x 1.60m)

**Bedroom One** 14' 3" x 12' 5" (4.34m x 3.78m) Built in storage cupboards, UPVC double glazed window, wall mounted radiator.

**Bedroom Two** 12' 8" x 6' 7" (3.86m x 2.01m) Wall mounted radiator, UPVC double glazed window.

**Bathroom** 7' 1" x 5' 11" (2.16m x 1.80m) Three piece suite comprising WC, pedestal wash basin, bath with mixer shower attachment, frosted UPVC double glazed window, wall mounted radiator.

**Externally** To the outside is a small front garden behind a low brick wall and there is a good size enclosed rear yard with storage shed.

**Council Tax** Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A and the current cost is £1359.24 per annum payable to Bolton council.

**Plot Size** Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 678 ft.<sup>2</sup>

**Holding Deposit** A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

**Deposit Option** A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme, more information can be found at [www.depositprotection.com](http://www.depositprotection.com)

**Pets** We have been advised the landlord may accept pets (subject to suitability) and this will incur a rent increase of £20 per pet per month.

**Viewings** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

